

**MINUTES  
BOROUGH OF WATCHUNG  
BOARD OF ADJUSTMENT  
July 11, 2013**

Vice - Chairman Hunsinger called the meeting to order at 7:30 pm and stated that notice of this meeting has been posted in Borough Hall, filed with the Borough Clerk and given to the Echoes-Sentinel, Journal and the Courier-News in conformance with the N.J.S.A. 10:4-6 et seq. The salute to the flag followed.

Present on roll call: Chairman Cronheim, Hunsinger, Fechtner, Dallas, Brown, Kita, Panzarella, and Bell  
Absent on roll call: Clemens  
Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq., Attorney and David A. Stires, PE, PP, Engineer

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**APPLICATIONS CARRIED UNTIL AUGUST 1, 2013:**

**BA 11-15 Badin, 65 Glen Eagles Drive, Block 401 Lot 2** – Any and all variances needed to exceed the required impervious surface coverage of 25% to allow 29%.

**BA 10-12 Sun, 12 Kappelmann, Block 403 lot 11.01** – Any and all variances for an addition exceeding impervious surface coverage, 25% allowed, 33.06% proposed.

**APPEAL: BA 15-12 Edman** – Appeal decision regarding 861 Johnston Drive.

**APPLICATION:**

**BA 13-12 Bisignano, 20 Jared Court, Block 6802 Lots 17 & 19.01** – Any and all variances needed to erect a non-conforming fence.

Mr. Bisignano appeared before the Board and apologized for any inconvenience he has caused the Board. Chairman Cronheim stated that they had not heard from the applicant in a couple of months and wanted an update as to how they were proceeding.

Mr. Dallas stated that the ordinance was clear and its intention of not having any impediments, this was concurred unanimously by other members of the Board.

Mr. Bisignano stated he would look into alternatives for compliance and would get back to the Board within a reasonable time period.

Chairman Cronheim stated that would be fine, and to just keep the Board apprised of your progress. This application would be carried until the August 1, 2013 meeting.

**BA 13-07 Branco, 55 Scott Drive, Block 1604 Lot 8 – Any and all variances needed to build a deck and a shed in the RR Zone, that has a 44" side yard set back where 10 feet is required.**

Rui and Elisabete Branco, the applicants, appeared before the Board. Mr. Bennett explained that the Branco's wanted to extend their deck and place a shed that would be 44 inches from the property line, the side yard set-back in the RR Zone is 10 feet.

Mr. Branco explained that the shed would house bicycles, snow blowers and various lawn equipment. Mr. Branco continued to say that the placement of the shed was so that accessibility to the driveway would be easy.

Mr. Bell stated he had visited the property and asked Mr. Branco if there was anywhere else the shed could be placed, possibly eliminating the extension of the deck or placing the shed behind the deck extension. Mr. Branco stated that they really did not want to take down three trees; they were going to build the deck around them.

Chairman Cronheim stated that the zoning ordinances were not only to protect the property owners but also to protect the neighbors, so that structures were not built right on property lines and that there was space.

Chairman Cronheim suggested to the Branco's that they take a small break and meet with Mr. Bennett to see if there was a different placement for the shed, one that did not require a variance since there seemed to be different options.

The Branco's returned and stated they would like to carry their application till the August 1<sup>st</sup> meeting at that time they will either comply with the ordinance and withdraw their application or will proceed forward.

Chairman Cronheim stated that was fine and continued the application to the August 1<sup>st</sup> meeting with no further notice having to be given.

**RESOLUTION:**

**BA 13-06 Lazzaro, 75 Maple Street, Block 2101 Lot 4 – Any and all variances needed to exceed the previously approved impervious surface coverage of 35% to 36%. - APPROVED**

**REQUEST:**

**Home Depot – Request for tented carpet sale - APPROVED WITH CONDITIONS**

**Stop and Shop – Request for banner on building for gas promotion - APPROVED**

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of August 1, 2013 at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel  
Clerk, Board of Adjustment